



Full Size or Largest Size Plans

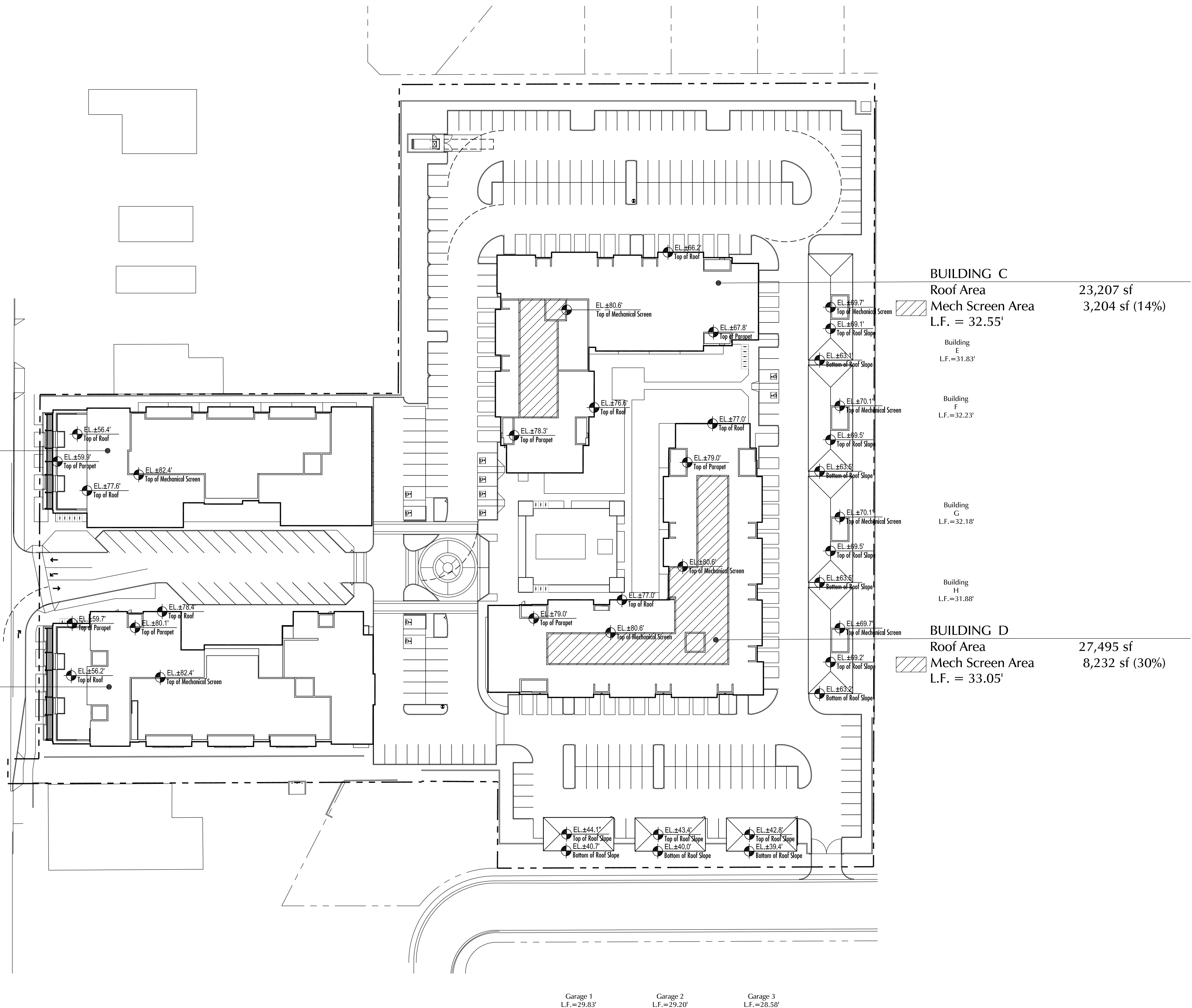
Site Plan

Landscape Plan

Elevations

ALEXAN SCOTTSDALE Scottsdale, Arizona

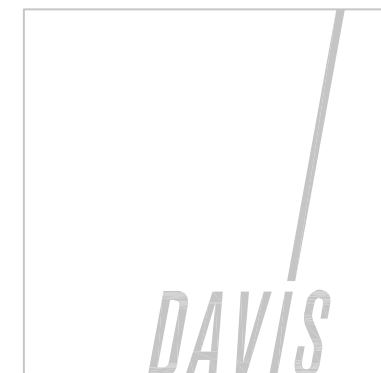
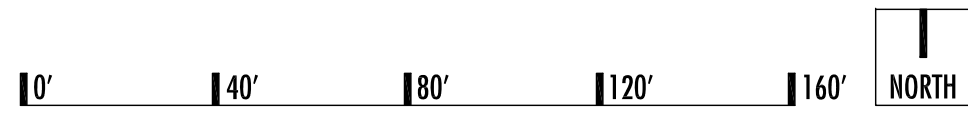
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ROOF PLAN

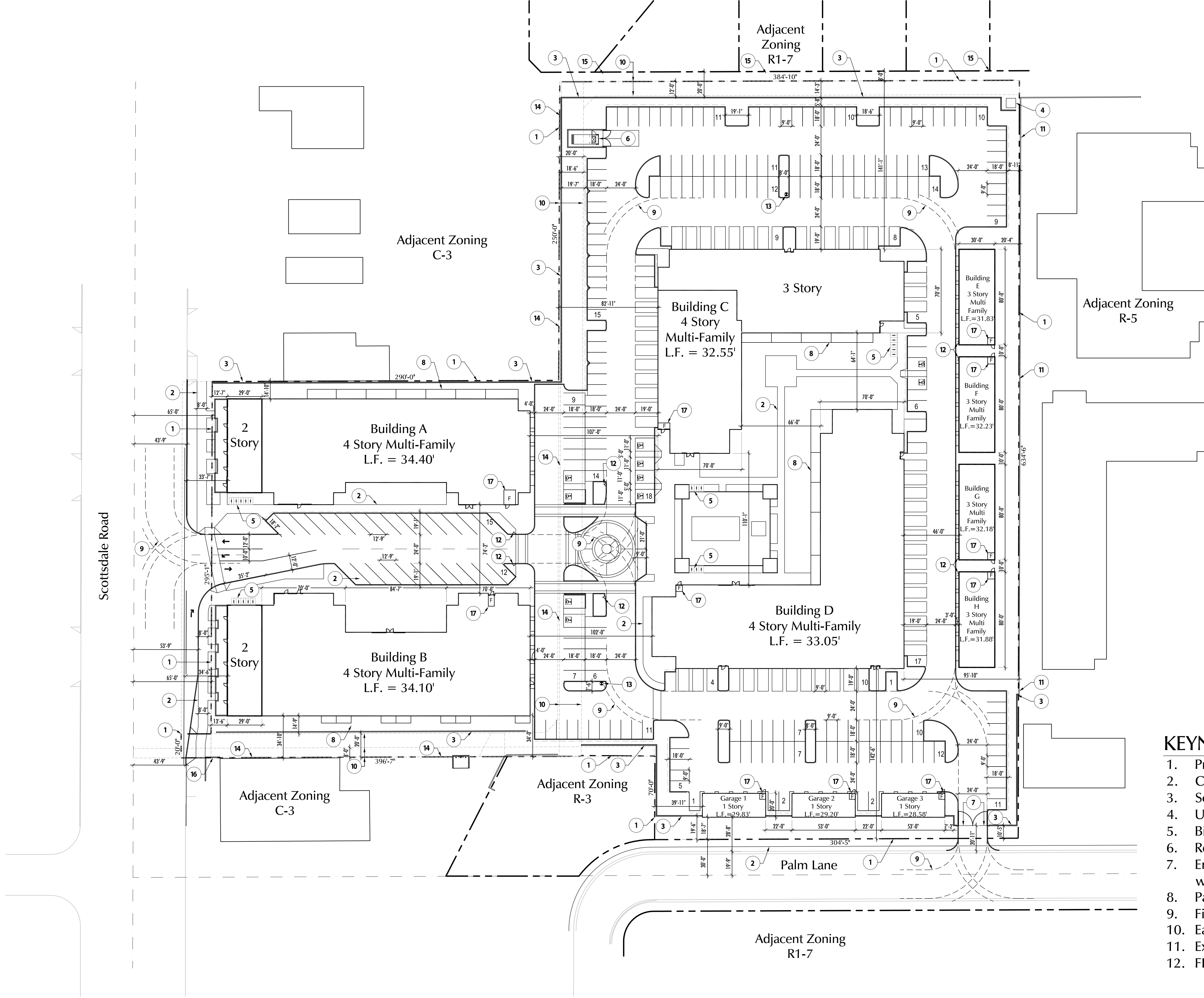
Scale: 1"=40'-0"

Revised: 2/15/19 18103.000 - 9/18/18



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Site Data

Address	2001 N. Scottsdale Rd. Scottsdale, Az 85257		
APN	131-19-002U, 131-19-002L 131-19-002K, 131-19-002V		
Site Area:	7.59 Acres Net (330,656 sf) 8.26 Acres Gross (359,810 sf)		
Zoning Existing	Parcel 1-3, C-3 Parcel 4, R1-7		
Zoning Proposed	PUD		
Building Height Allowed	48' (Mechanical 30% of Roof Area)		
Building Height Provided	48' (Mechanical 30% of Roof Area)		
Building Setbacks			
Front (Scottsdale Road)	28' Min. / 32' Avg. from back of curb		
Average Setback	33.5' North Building 34' South Building		
Total Building Area:	345,900 gsf		
Residential Area:	335,100 gsf / 231,300 rsf		
Non-Residential Area:	10,800 gsf		
Total Units	282 units		
Studio	14 - 5%		
1 Bedroom	169 - 60%		
2 Bedrooms	85 - 30%		
3 Bedrooms	14 - 5%		
Parking Required:	411 per Parking Plan (including 17, 4% ADA)		
Residential	1.25/studio	18	
Residential	1.3/1-bed	220	
Residential	1.7/2-bed	145	
Residential	1.9/3-bed	27	
Non-Residential		36	
Parking Provided:	423 spaces per Parking Master Plan (including 18 ADA and 15 Guest)		
Bicycle Parking Required	41 Spaces		
Bicycle Parking Provided	42 Spaces		

KEYNOTES

- | | |
|---|--|
| 1. Property Line | 13. Fire Hydrant, see Fire Plan |
| 2. Concrete Sidewalk | 14. Overhead Power to be removed or relocated underground. see Overhead Power Exhibit |
| 3. Screen Wall | 15. Offsite Overhead Power to potentially be relocated underground. see Overhead Power Exhibit |
| 4. Utility Equipment | 16. Retaining Wall |
| 5. Bike Racks | 17. Fire Riser |
| 6. Refuse Compactor | |
| 7. Emergency Fire Access Only, Gate with Knox box | |
| 8. Patio | |
| 9. Fire Truck Turning Radius | |
| 10. Easement | |
| 11. Existing Screen Wall | |
| 12. FDC, see Fire Plan | |



Revised: 2/15/19

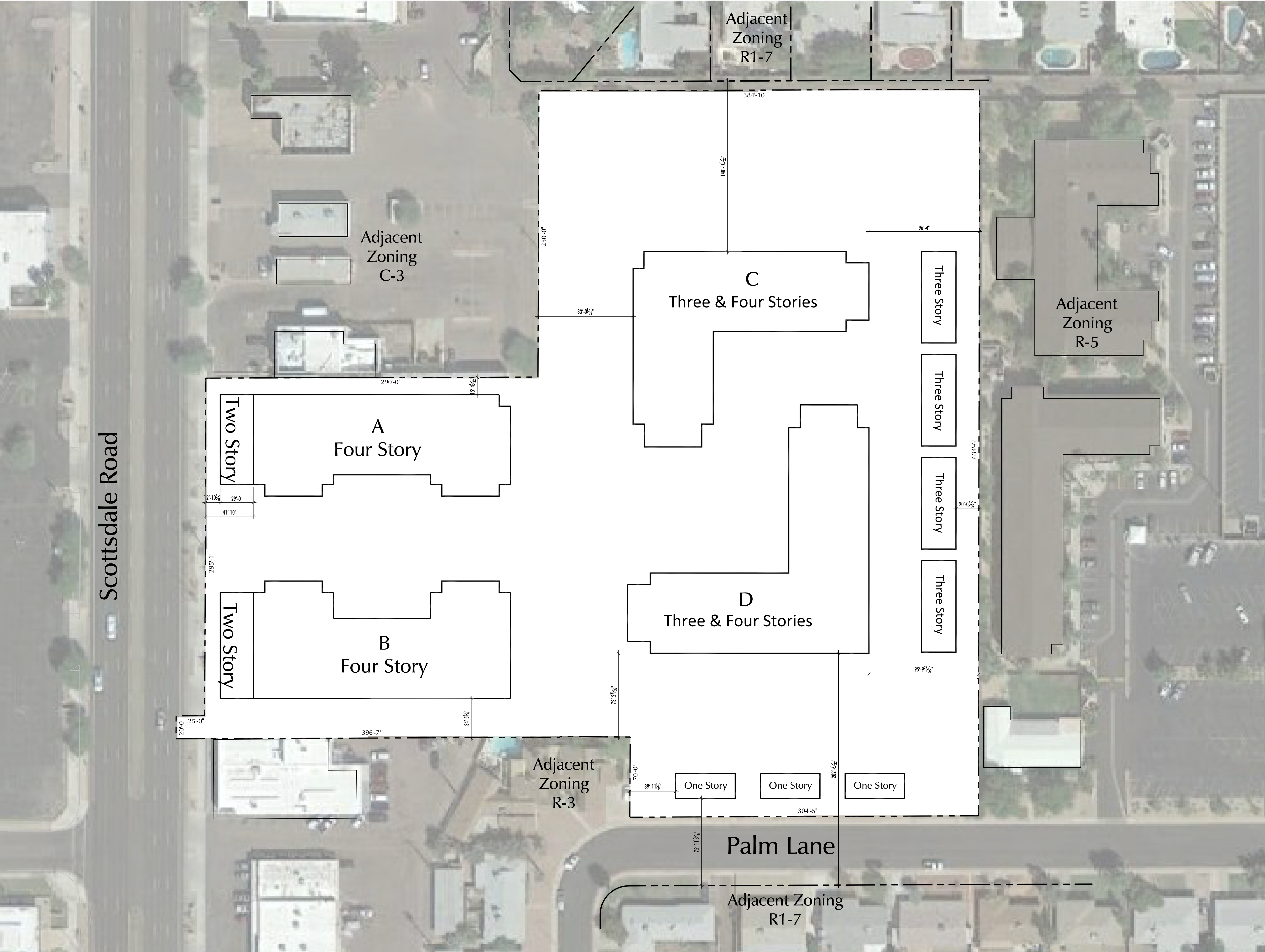
SITE PLAN
Scale: 1"=40'-0"
18103.000 - 9/18/18





SCALE: 1" = 40'-0"

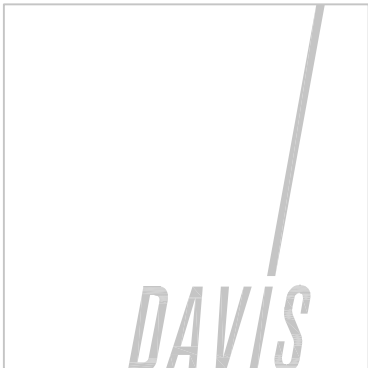
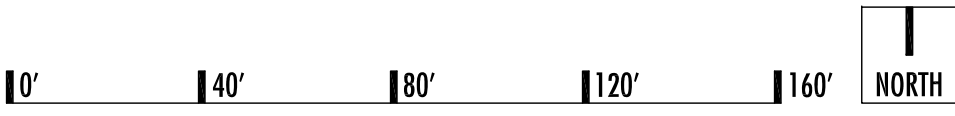
0' 40' 80'



ALEXAN SCOTTSDALE Scottsdale, Arizona

DIMENSION PLAN

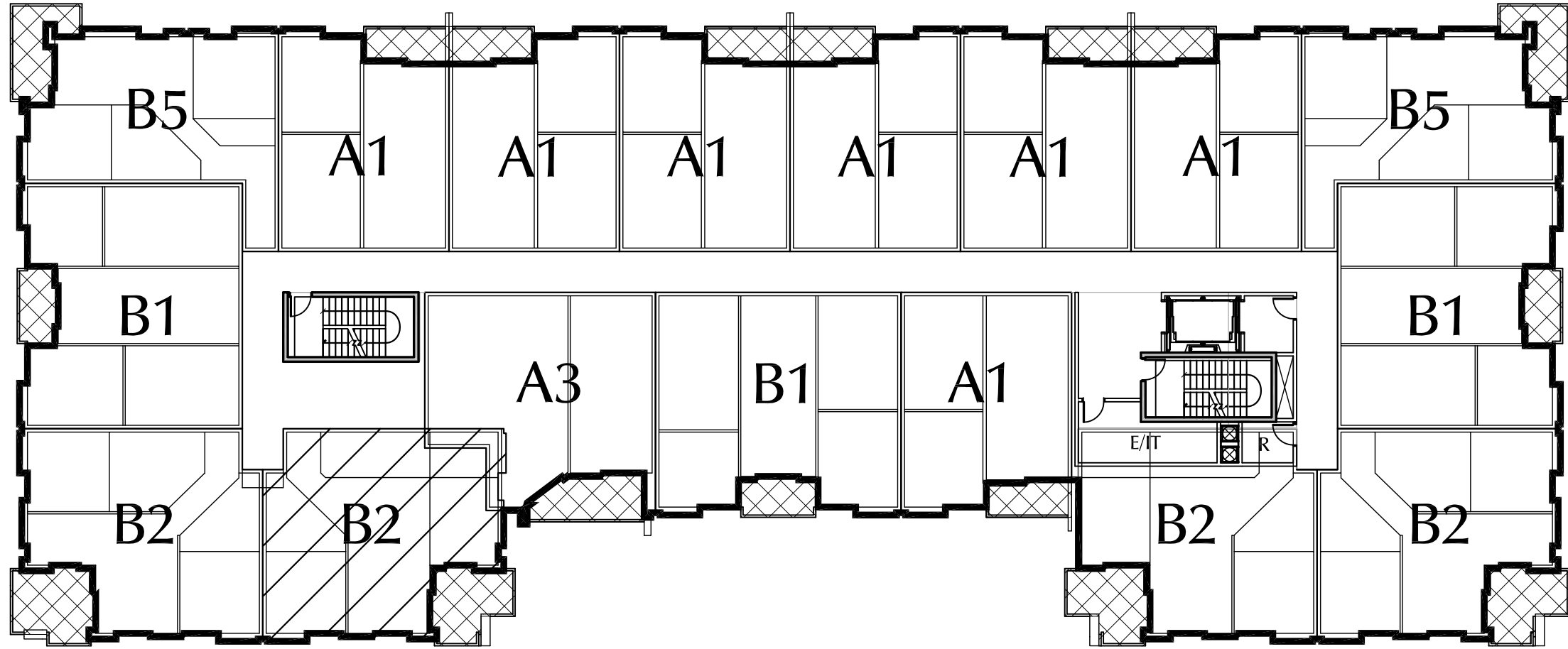
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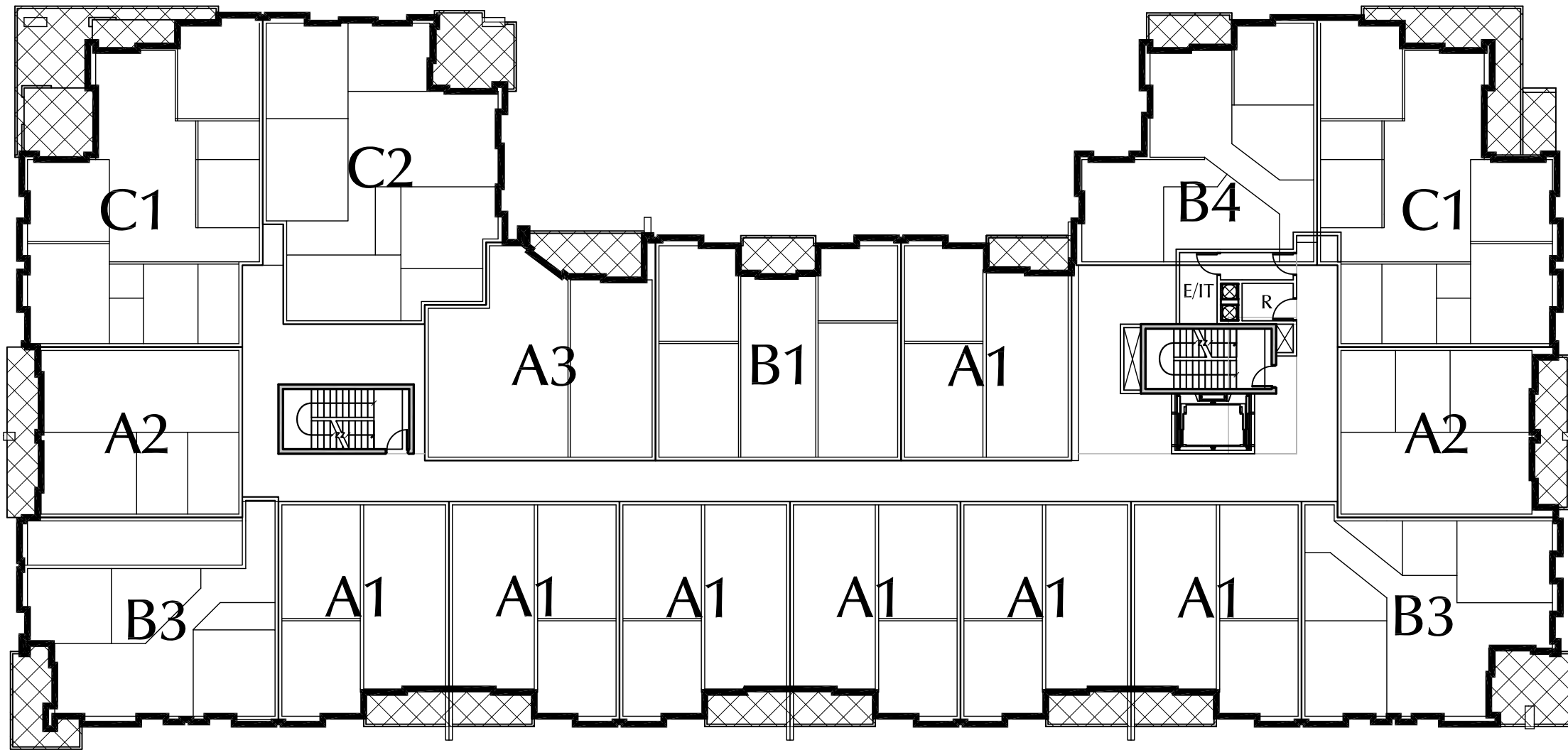
Bldg A
Studio - 0
1 Bed - 8
2 Bed - 9
3 Bed - 0
17

Gross Floor Area: 14,939 SF
 Private Open Space Area: 747 SF
 Private Open Space: 5%

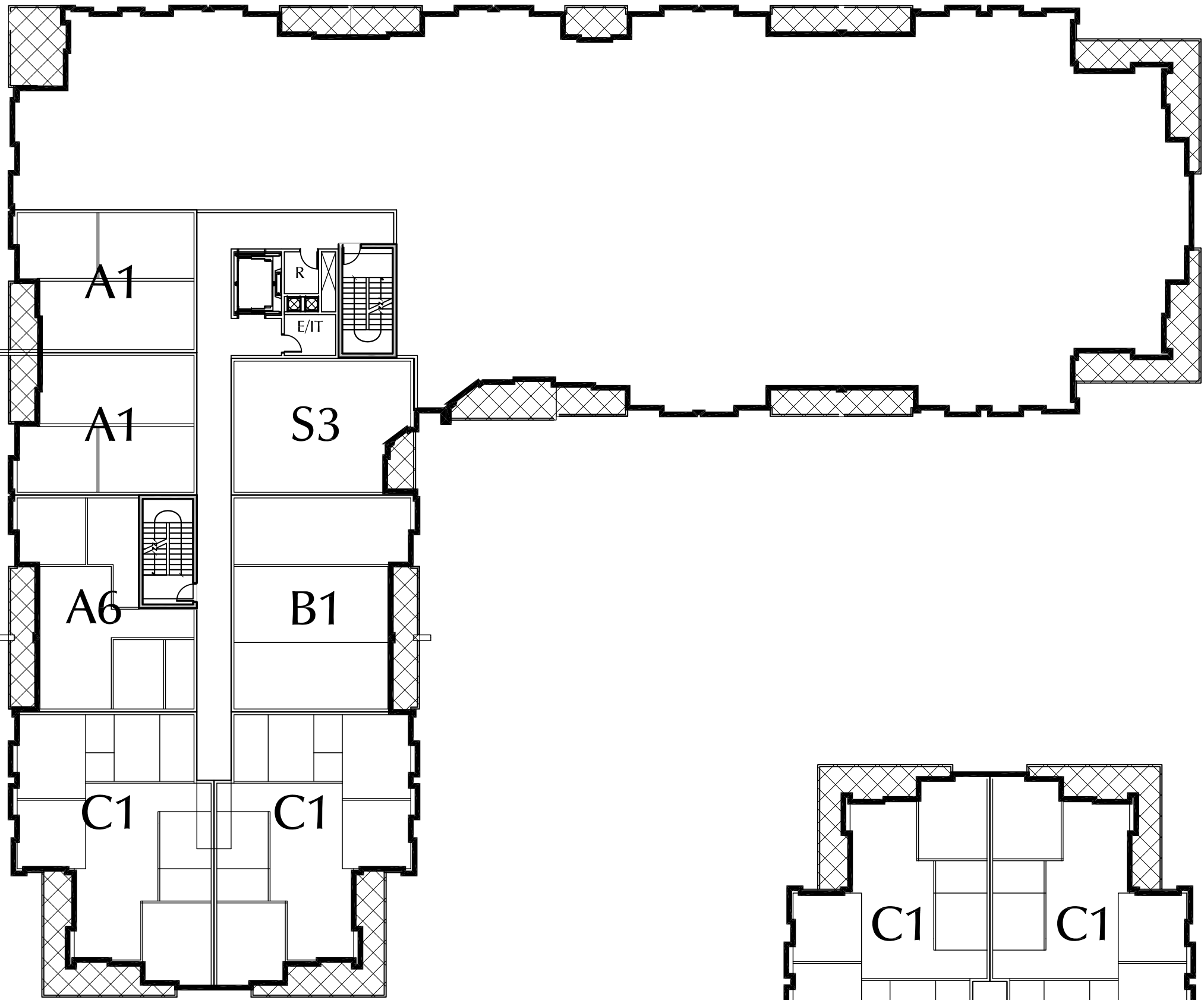


Gross Floor Area: 16,008 SF
 Private Open Space Area: 801 SF
 Private Open Space: 5%

Bldg B
Studio - 0
1 Bed - 10
2 Bed - 4
3 Bed - 3
17

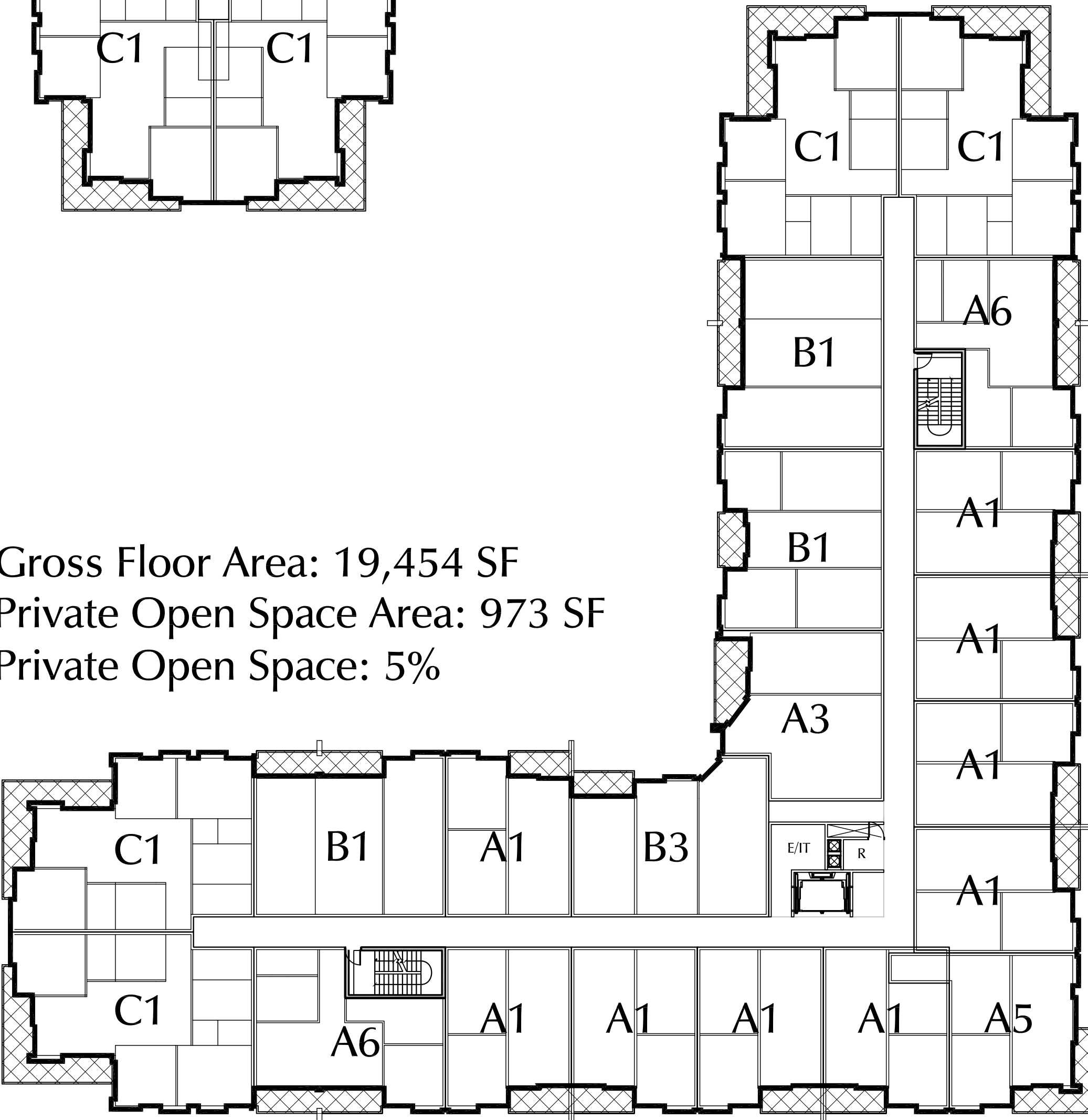


Bldg C
Studio - 1
1 Bed - 3
2 Bed - 1
3 Bed - 2
7



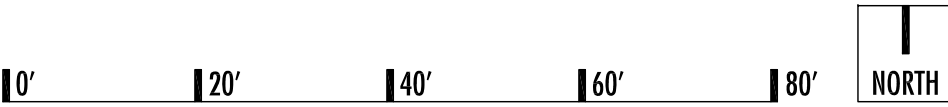
Gross Floor Area: 19,454 SF
 Private Open Space Area: 973 SF
 Private Open Space: 5%

Bldg D
Studio - 0
1 Bed - 13
2 Bed - 4
3 Bed - 4
21

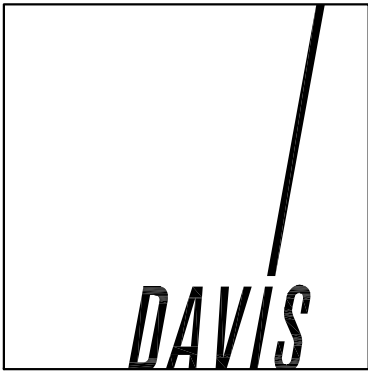


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FLOOR PLAN WORKSHEET - FOURTH FLOOR







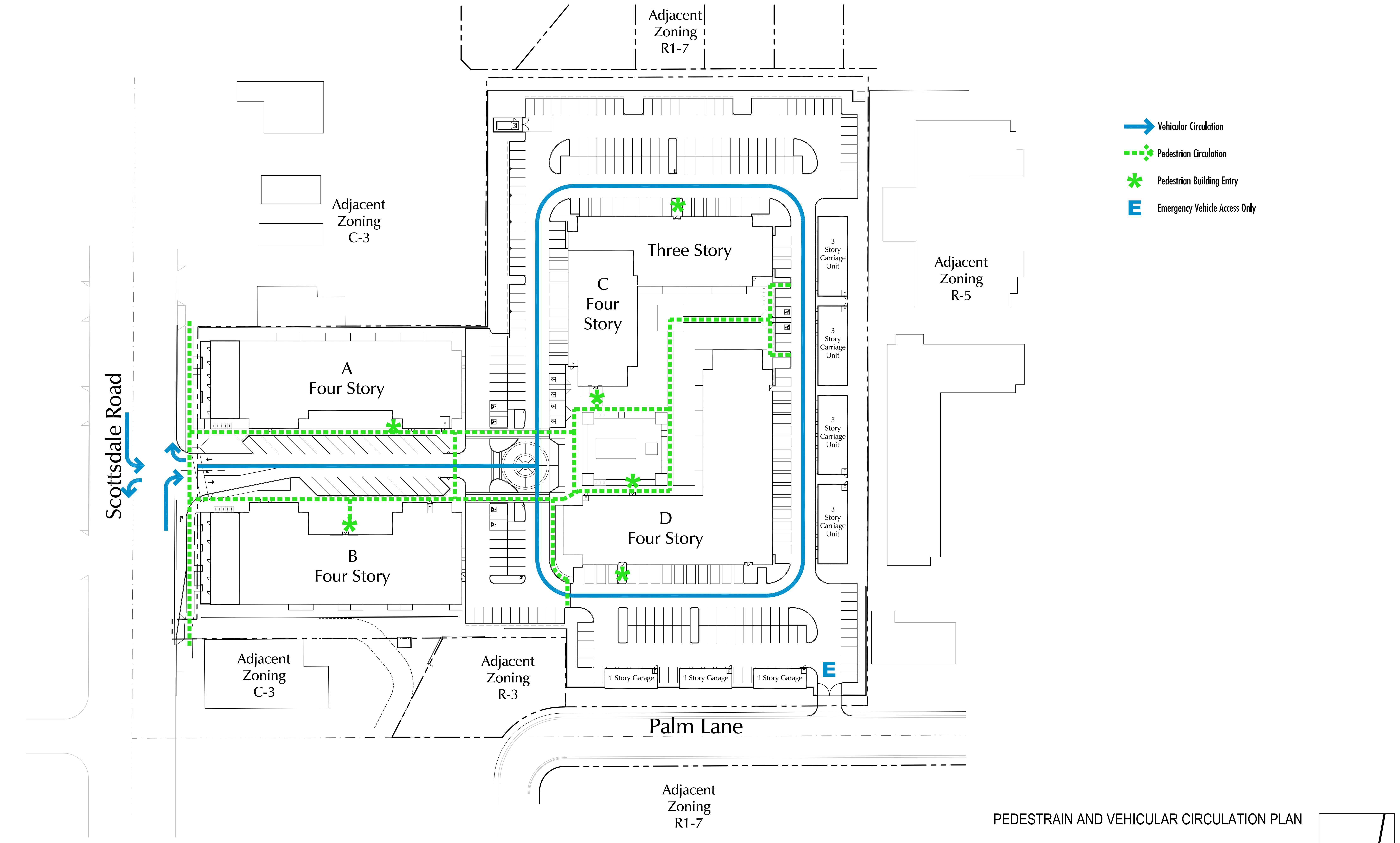
Scale: 1"=20'-0"
 Revised: 1/30/19 18103- 11/30/2018



ALEXAN SCOTTSDALE Scottsdale, Arizona

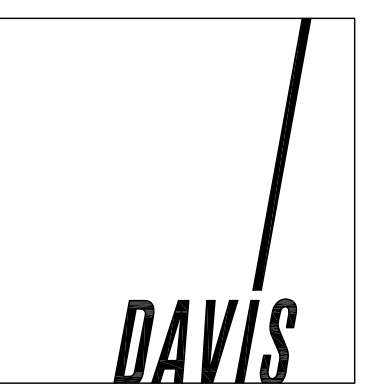
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-  Vehicular Circulation
-  Pedestrian Circulation
-  Pedestrian Building Entry
-  Emergency Vehicle Access Only



PEDESTRAIN AND VEHICULAR CIRCULATION PLAN

Scale: 1"=40'-0"
Revised: 11/30/18 18103.000 - 9/18/18

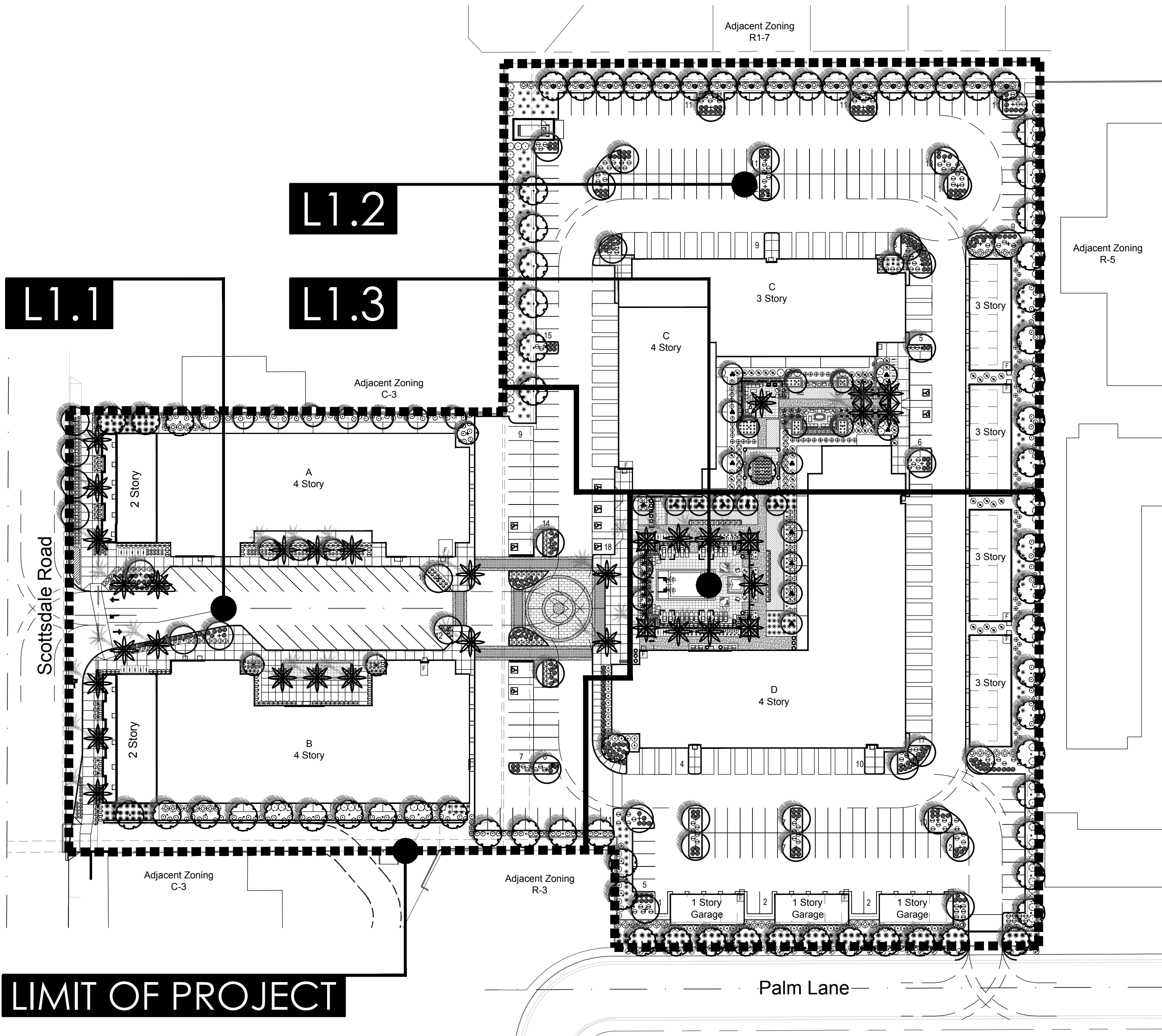


PLANTING NOTES

- ALL PLANTING AREAS ARE TO HAVE DECOMPOSED GRANITE, COLOR AND SIZE AS SPECIFIED, 2" MIN DEPTH TYP.
- NO PLANT SUBSTITUTIONS ALLOWED UNLESS APPROVED IN WRITING BY LANDSCAPE ARCHITECT AND THE CITY OF SCOTTSDALE.
- ALL PLANT MATERIAL MUST MEET ANA SPECIFICATIONS.
- ALL PLANT MATERIAL THAT IS NOT LABELED "TO REMAIN" ARE TO BE RELOCATED PER PLANTING PLANS.
- ALL AREAS DISTURBED DURING CONSTRUCTION ARE TO BE FINE GRADED AND TREATED TO BLEND EVENLY WITH ALL NEWLY CONSTRUCTED AREAS.
- LANDSCAPE ARCHITECT, OWNERS REPRESENTATIVE, AND THE CITY OF SCOTTSDALE RESERVES THE RIGHT TO REJECT ANY PLANT MATERIAL THAT IS DETERMINED TO NOT SATISFY THE DESIGN INTENT OF THE LANDSCAPE PLAN BASED ON SIZE, SHAPE, APPEARANCE, HEALTH, OR IMPROPER CARE.
- ALL DOWNSPOUTS / SCUPPERS ARE TO HAVE 3'x3', 3" - 6" NATIVE STONE MATERIAL INSTALLED TO PREVENT EROSION WHERE REQUIRED.
- ALL BERM CONTOUR INTERVALS ARE AT 1'-0", SLOPES NOT TO EXCEED 4:1.
- PLANTS TO BE LOCATED AWAY FROM OBSTACLES SUCH AS FIRE HYDRANTS, TRANSFORMERS, POWER POLES, AND LIGHT FIXTURES AS NECESSARY. DO NOT INSTALL PLANT MATERIAL IN ANY AREA WHICH WILL CAUSE HARM TO ADJACENT IMPROVEMENTS.
- PLANT TREES, SHRUBS, AND CACTI PLUMB, AND FACED TO GIVE THE BEST APPEARANCE OR RELATIONSHIP TO ADJACENT PLANTS OR VIEWS.
- LANDSCAPE CONTRACTOR TO PERFORM A SOILS TEST PRIOR TO LANDSCAPE CONSTRUCTION TO DETERMINE ANY NUTRIENT DEFICIENCIES. IF ANY DEFICIENCIES EXIST, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO AMEND THE SOIL ACCORDINGLY.

SCOTTSDALE GENERAL NOTES

- NO TREES OR SHRUBS SHALL BE PLANTED WITHIN A 5 FT. RADIUS AROUND FIRE HYDRANTS.
- AREAS OF DECOMPOSED GRANITE WITHOUT PLANT MATERIALS / GROUNDCOVERS SHALL NOT EXCEED DIMENSIONS OF MORE THAN 7 FEET IN ANY ONE DIRECTION, MEASURED BETWEEN (MATURE) PLANT CANOPIES AND/OR COVERAGE.
- A SINGLE TRUNK TREE'S CALIPER SIZE THAT IS EQUAL TO OR LESS THAN 4 INCHES, SHALL BE DETERMINED BY USING THE SMALLEST DIAMETER OF THE TRUNK 6 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A TREE'S CALIPERS SIZE, FOR SINGLE TRUNK TREES THAT ARE TO HAVE A DIAMETER GREATER THAN 4 INCHES, SHALL BE DETERMINED BY UTILIZING THE SMALLEST DIAMETER OF THE TRUNK 12 INCHES ABOVE FINISHED GRADE ADJACENT TO THE TRUNK. A MULTIPLE TRUNK TREE'S CALIPER SIZE IS MEASURED AT 6 INCHES ABOVE WHERE THE TRUNK SPLITS ORIGINATE, OR 6 INCHES ABOVE FINISHED GRADE IF TRUNKS ORIGINATE FROM THE GROUND.
- AREA WITHIN THE SIGHT DISTANCE TRIANGLES IS TO BE CLEAR OF LANDSCAPING, SIGNS, OR OTHER VISIBLE OBSTRUCTIONS WITH A HEIGHT GREATER THAT 1.5 FEET. TREES WITHIN THE SIGHT TRIANGLE SHALL HAVE A SINGLE TRUNK AND A CANOPY THAT BEGINS AT 8 FEET IN HEIGHT UPON INSTALLATION. ALL HEIGHTS ARE MEASURED FROM THE NEAREST STREET LINE ELEVATION.
- RETENTION / DETENTION BASINS SHALL BE CONSTRUCTED SOLELY FROM THE APPROVED CIVIL PLANS. ANY ALTERATION OF THE APPROVED DESIGN (ADDITIONAL FILL, BOULDERS ETC.) SHALL REQUIRE ADDITIONAL FINAL PLANS STAFF REVIEW AND APPROVAL.
- ALL RIGHTS-OF-WAY ADJACENT TO THIS PROPERTY SHALL BE LANDSCAPED AND MAINTAINED BY THE PROPERTY OWNER.
- PRIOR TO THE ESTABLISHMENT OF WATER SERVICE, NON-RESIDENTIAL PROJECTS WITH AN ESTIMATED ANNUAL WATER DEMAND OF TEN (10) ACRE FEET OR MORE, SHALL SUBMIT A CONSERVATION PLAN IN CONFORMANCE WITH SECTIONS 49-245 THROUGH 49-248 OF THE CITY CODE TO THE WATER CONSERVATION OFFICE.
- TURF SHALL BE LIMITED TO A MAXIMUM AREA SPECIFIED IN SECTIONS 49-425 THROUGH 49-248 OF THE CITY CODE AND SHALL BE SHOWN ON LANDSCAPE PLANS SUBMITTED AT THE TIME OF FINAL PLANS.
- NO LIGHTING IS APPROVED WITH THE SUBMITTAL.
- THE LANDSCAPE SPECIFICATION SECTION(S) OF THESE PLANS HAVE NOT BEEN REVIEWED AND SHALL NOT BE A PART OF THE CITY OF SCOTTSDALE'S APPROVAL.
- ALL SIGNS REQUIRE SEPARATE PERMITS AND APPROVALS.
- NEW LANDSCAPING, INCLUDING SALVAGED PLANT MATERIAL, AND LANDSCAPING INDICATED TO REMAIN, WHICH IS DESTROYED, DAMAGED, OR EXPIRES DURING CONSTRUCTION SHALL BE REPLACE WITH LIKE KIND AND QUANTITY PRIOR TO THE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY / LETTER OF ACCEPTANCE TO THE SATISFACTION OF THE INSPECTION SERVICES STAFF.



OVERALL PRELIMINARY LANDSCAPE PLAN SCALE: N.T.S.

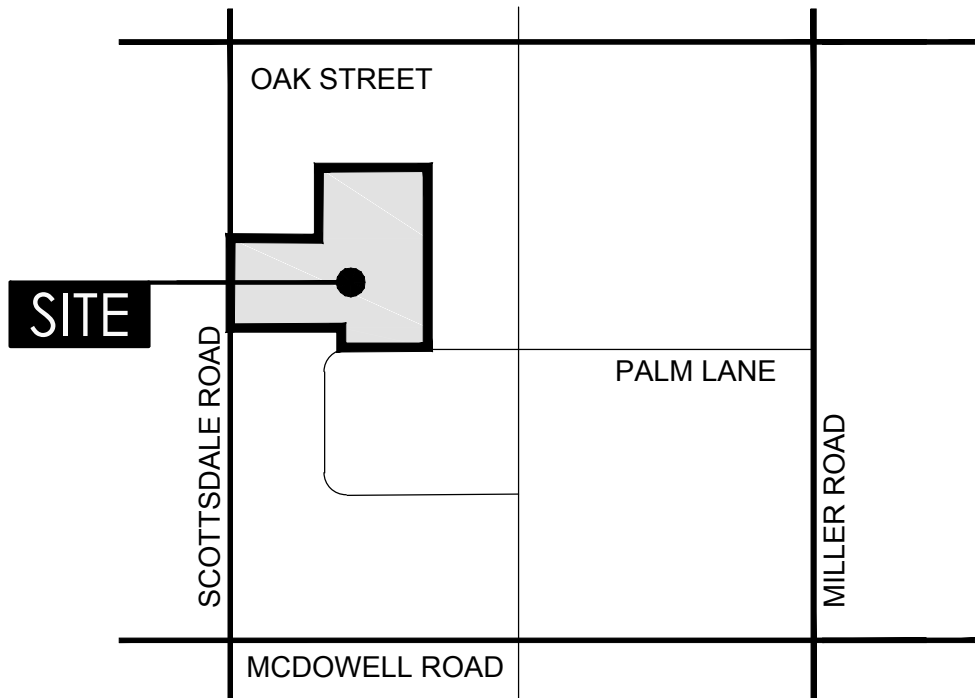
HARDSCAPE GENERAL NOTES

- CURVILINEAR FLATWORK TO BE SMOOTH, EVEN RADIUS, AND DEVOID OF POINTS AND FLAT SPOTS. CONCRETE SHALL BE REMOVED AND REPLACED AT CONTRACTORS EXPENSE IF NOT INSTALLED PER PLAN.
- FORM WORK SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT OR OWNER'S REPRESENTATIVE PRIOR TO POURING CONCRETE.
- WALKS SHALL HAVE A LIGHT BROOM FINISH UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS SHALL BE MIN. 5'-0" WIDE (MIN.) WITH SCORE JOINTS AT 5'-0" O.C. AND EXPANSION JOINTS AT 18'-0" O.C. UNLESS SHOWN OR NOTED OTHERWISE.
- WALKS LOCATED AT BACK OF CURB SHALL BE AS SHOWN ON PLANS.

DESIGN STANDARDS

- FINAL TREE LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH BUILDING OR POLE MOUNTED SITE LIGHTING.
- FINAL PLANT LOCATIONS SHALL BE LOCATED SO AS TO NOT BE IN CONFLICT WITH PEDESTRIAN WALKWAYS, PATHWAYS AND PARKING AREAS UPON MATURE SIZE.
- ANY PLANTS THAT MAY HAVE THORNS OR MILKY SAP ARE TO BE APPROPRIATELY LOCATED AWAY FROM PEDESTRIAN WALKWAYS. THORNY PLANTS = 4' / MILKY SAP = 3'.
- FINAL PLANS SHALL INCLUDE THE LOCATIONS FOR EXTERIOR LIGHT FIXTURES, FIRE HYDRANTS AND TRANSFORMERS. ADJUST PLANTING AND HARDSCAPE AS REQUIRED TO AVOID CONFLICTS.

VICINITY MAP



SHEET INDEX

L0.1	COVER SHEET + NOTES
L1.1	PRELIMINARY LANDSCAPE + HARDSCAPE PLAN
L1.2	PRELIMINARY LANDSCAPE + HARDSCAPE PLAN
L1.3	PRELIMINARY LANDSCAPE + HARDSCAPE PLAN

A.D.A. / FAIR HOUSING REQMT'S

- THE SIDEWALK / HARDSCAPE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION SIDEWALKS TO MEET ALL STATE AND FEDERAL REQ. INCLUDING BUT NOT LIMITED TO THE AMERICANS WITH DISABILITIES ACT AND THE FAIR HOUSING GUIDELINES.
- THE SIDEWALK HARDSCAPE CONTRACTOR SHALL COORDINATE ALL SIDEWALK CONSTRUCTION WITH THE CIVIL ENGINEER'S SITE ACCESSIBILITY PLAN. SHOULD A DISCREPANCY EXIST BETWEEN THE PLANS, THE CONTRACTOR SHALL NOTIFY THIS OFFICE IMMEDIATELY.
- FINISH FLOOR ELEVATIONS, SIDEWALK ELEVATIONS, DRAINAGE BASINS, TOP OF FOOTING ELEVATIONS AND ACCESSIBILITY INFORMATION HAS BEEN PROVIDED BY OTHERS. LANDSCAPE ARCHITECTS RESPONSIBILITY IS LIMITED TO THE HORIZONTAL CONTROL OF HARDSCAPE RELATED ELEMENTS ONLY (WHERE SHOWN ON PLANS). ALL VERTICAL CONTROL ASSOCIATED WITH THIS PROJECT IS RESPONSIBILITY OF THE CIVIL ENGINEER AS IT DIRECTLY RELATES TO THE DRAINAGE OF THE PROJECT.

WATER FEATURE REQUIREMENTS

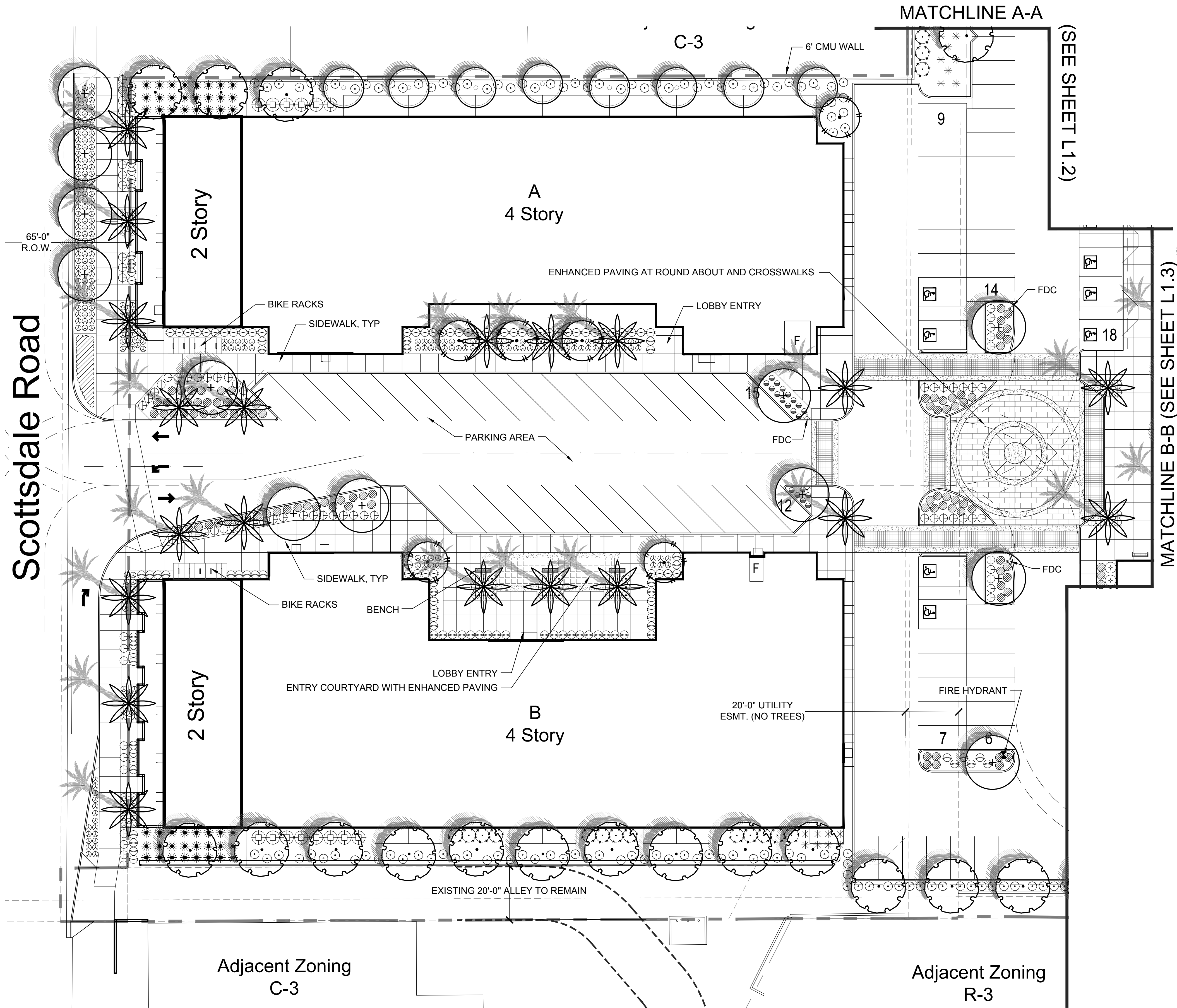
ALL WATER FEATURES/FOUNTAINS SHALL COMPLY WITH CITY OF SCOTTSDALE REVISED CODE SECTION 49-242. LIMITATION ON WATER FEATURES FOR COMMERCIAL USERS, NEW INDUSTRIAL USERS AND COMMON AREAS OF RESIDENTIAL DEVELOPMENTS.

SCOTTSDALE ROAD R.O.W. IMP'S

SCOTTSDALE ROAD R.O.W. IMPROVEMENTS SHALL BE IN COMPLIANCE WITH THE SCOTTSDALE ROAD STREETSCAPE DESIGN GUIDELINES (SEGMENT 1 / SOUTHERN GATEWAY)

NATIVE PLANT INFO:



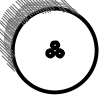

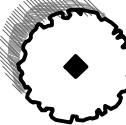





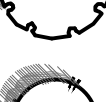





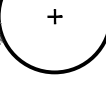






















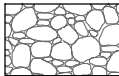
ANY NATIVE PLANTS THAT STILL EXIST ON THIS PROPERTY SHALL BE INVENTORIED AND DESIGNATED FOR REMOVAL OR RELOCATION DEPENDENT ON HEALTH AND SALVAGEABILITY AS DETERMINED BY QUALIFIED LANDSCAPE INVENTORY CONTRACTOR.



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"

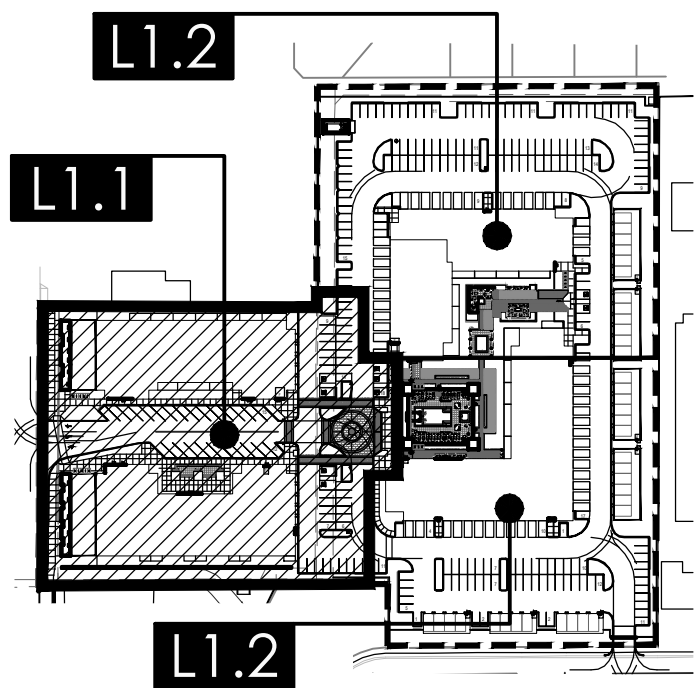
PLANT SCHEDULE

TREES				SIZE / REMARKS	*QTY	SHRUBS				SIZE	*QTY
	ACACIA ANEURA MULGA ACACIA		1.5" CAL, MULTI-TRUNK, MATCHED	XX		**CARISSA GRANDIFLORA 'TUTTLE' TUTTLE'S NATAL PLUM		5 GAL	XX		
	BAUHINIA CONGESTA ORCHID TREE		1.5" CAL, MULTI-TRUNK, MATCHED	XX		DODONEA VISCOSA HOPSEED BUSH		5 GAL	XX		
	CERCIDIUM PRAECOX PALO BREA		2" CAL, MULTI-TRUNK, MATCHED	XX		JUSTICIA SPICEGIRA MEXICAN HONEYSUCKLE		5 GAL	XX		
	PISTACHIA LENTISCUS MASTIC TREE (ALT: THEVETIA / TEXAS MTN. LAUREL)		2" CAL, MULTI-TRUNK, MATCHED	XX		LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE		5 GAL	XX		
	ULMUS PARVIFLORA 'T. GREEN' TRUE GREEN ELM (ALT: VELVET ASH)		2" / 3.5" MIN CAL, STANDARD TRUNK, MATCHED	XX / XX		LEUCOPHYLLUM LAEVIGATUM CHIHUAHUAN SAGE		5 GAL	XX		
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE		1.5" CAL, MULTI-TRUNK, MATCHED	XX		MYRTUS COMMUNIS DWARF MYRTLE (ALT: XYLISOMA)		5 GAL	XX		
	PHOENIX DACTYLIFERA DATE PALM (ALT: WASHINGTONIA FILIFERA)		18'-0" HT TO PINEAPPLE	XX		NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER		5 GAL	XX		
	QUERCUS VIRGINIANA LIVE OAK		2" CAL, STANDARD, MATCHED	XX		RUELLIA BRITTONIANA BRITISH RUELLIA		5 GAL	XX		
						RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN		5 GAL	XX		
						TECOMA STANS 'GOLD STAR' YELLOW BELLS		5 GAL	XX		
						GROUNDCOVER		SIZE	QTY		
ACCENTS / VINES				SIZE	QTY	POTS		ANNUALS AS SELECTED BY SEASON	4" POTS	PER PLAN	
	ALOE X. BLUE ELF BLUE ELF ALOE		5 GAL	XX		EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU		1 GAL	XX		
	BOUGAINVILLEA 'B. KARST' BARBARA KARST BOUGAINVILLEA		15 GAL	XX		HYMENOXYS ACAULIS ANGELITA DAISY		1 GAL @ 12" O.C.	XX		
	EUPHORBIA ANTISIPHILITICIA CANDELILLA		5 GAL	XX		LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA		1 GAL	XX		
	FICUS PUMILA CREEPING FIG		5 GAL	XX		SYTNTHETIC LAWN SOUTHWEST GREENS OR EQUAL		-	PER PLAN		
	HESPERALOE P. 'BRAKELIGHTS' RED HESPERALOE		5 GAL	XX		NASELLA TENUISSIMA MEXICAN FEATHER GRASS		1 GAL	XX		
	HESPERALOE FUNIFERA GIANT HESPERALOE		5 GAL	XX		OLEA EUROPAEA 'LIL OLLIE' DWARF OLIVE		5 GAL	XX		
	MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS (ALT: PURPLE FTN. GRASS)		5 GAL	XX		ROSMARINUS OFFICINALIS TRAILING ROSEMARY		1 GAL	XX		
	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW DEER GRASS		5 GAL	XX		**TRACHELOSPERMUM ASIATICUM TRAILING JASMINE		1 GAL	XX		
	PEDILANTHUS MACROCARPUS LADY'S SLIPPER		5 GAL	XX		WEDELIA TRILOBATA YELLOW DOT		1 GAL	XX		
	YUCCA PALLIDA PALE LEAF YUCCA		5 GAL	XX	INERT MATERIALS		SIZE	QTY			
					D.G.	DECOMPOSED GRANITE EXPRESS CARMEL		1/2" SCREENED, 2" MIN DEPTH	PER PLAN		
						2" SCREENED NATIVE ROCK EXPRESS CARMEL		3'-6" DIA	PER PLAN		

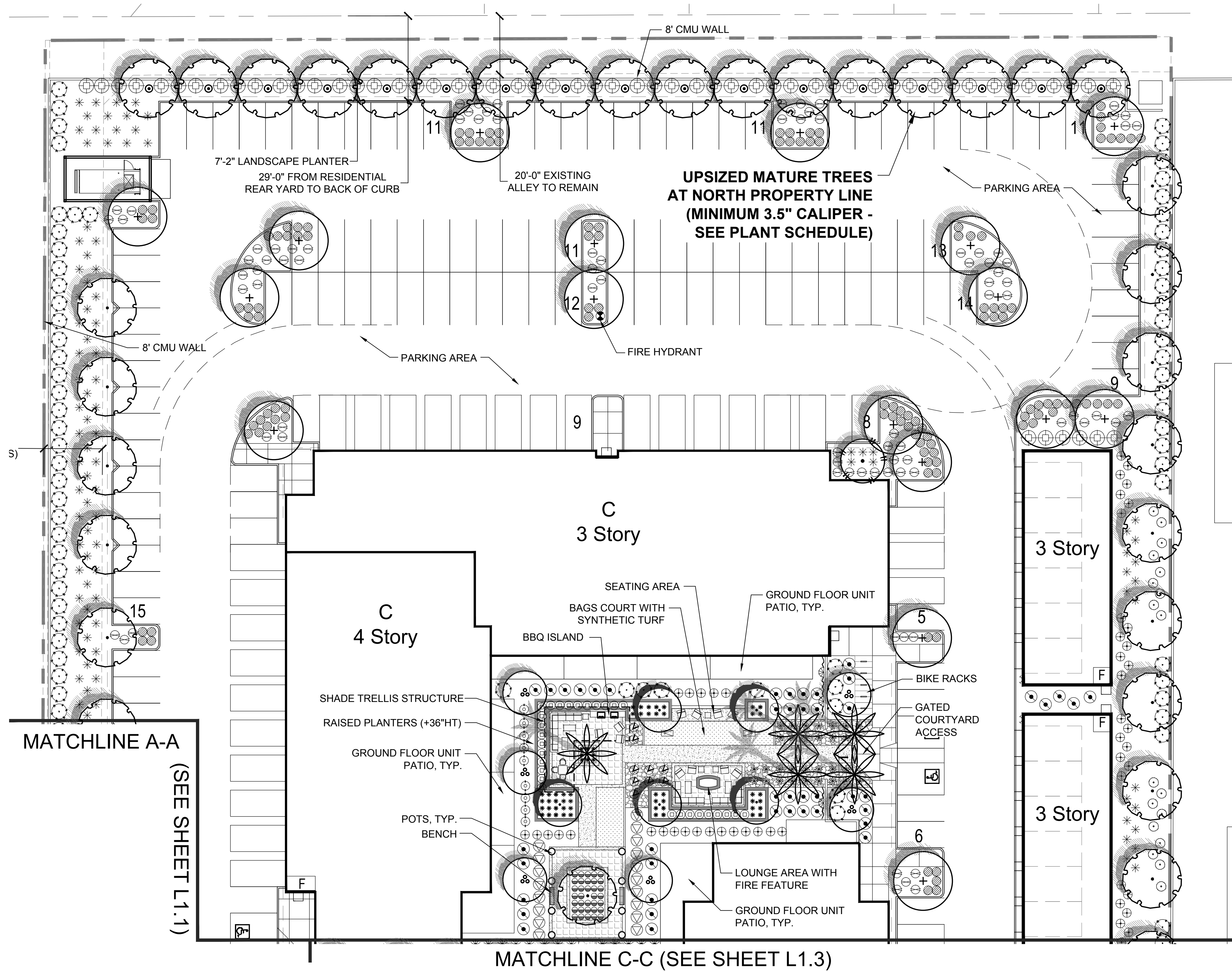
HARDSCAPE SCHEDULE

	6"x6" CONCRETE PAVER ACKER STONE OR EQUAL / COLOR: DESERT BLEND
	12"x24" CONCRETE PAVER ACKER PALAZZO OR EQUAL / COLOR: NATURAL PEWTER
	STAMPED COLORED CONCRETE COLOR AND PATTERN T.B.D.
	CONCRETE SIDEWALK / PAVING COLOR: STANDARD GRAY WITH LIGHT BROOM FINISH
	EXPOSED AGGREGATE PAVING / BANDING COLOR: STANDARD GRAY WITH 3/8" AGGREGATE

*FINAL MATERIAL SCHEDULE SHALL BE PROVIDED AT D.R.B. SUBMITTAL AFTER RE-ZONING APPROVAL

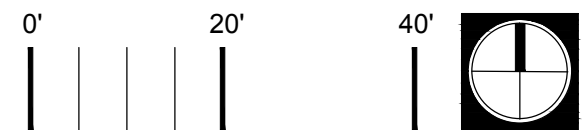


SHEET KEY N.T.S.



PRELIMINARY LANDSCAPE PLAN

SCALE: 1" = 20'-0"



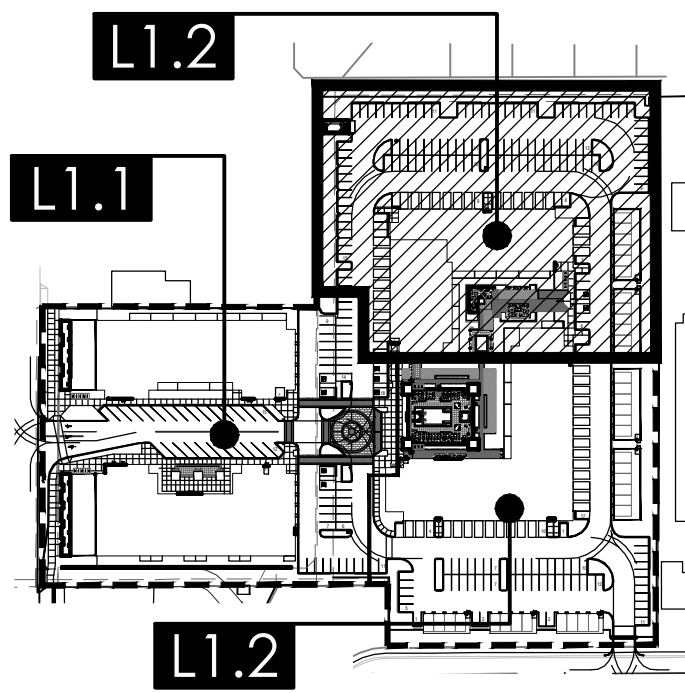
PLANT SCHEDULE

TREES				SHRUBS			
		SIZE / REMARKS	*QTY			SIZE	*QTY
	ACACIA ANEURA MULGA ACACIA	1.5" CAL, MULTI-TRUNK, MATCHED	XX		**CARISSA GRANDIFLORA 'TUTTLE' TUTTLE'S NATAL PLUM	5 GAL	XX
	BAUHINIA CONGESTA ORCHID TREE	1.5" CAL, MULTI-TRUNK, MATCHED	XX		DODONEA VISCOSA HOPSEED BUSH	5 GAL	XX
	CERCIDIMUM PRAECOX PALO BREA	2" CAL, MULTI-TRUNK, MATCHED	XX		JUSTICIA SPICEGIRA MEXICAN HONEYSUCKLE	5 GAL	XX
	PISTACHIA LENTISCUS MASTIC TREE (ALT: THEVETIA / TEXAS MTN. LAUREL)	2" CAL, MULTI-TRUNK, MATCHED	XX		LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL	XX
	ULMUS PARVIFLORA 'T. GREEN' TRUE GREEN ELM (ALT: VELVET ASH)	2" / 3.5" MIN CAL, STANDARD TRUNK, MATCHED	XX / XX		LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	XX
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	1.5" CAL, MULTI-TRUNK, MATCHED	XX		MYRTUS COMMUNIS DWARF MYRTLE (ALT: XYLISOMA)	5 GAL	XX
	PHOENIX DACTYLIFERA DATE PALM (ALT: WASHINGTONIA FILIFERA)	18'-0" HT TO PINEAPPLE	XX		NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	XX
	QUERCUS VIRGINIANA LIVE OAK	2" CAL, STANDARD, MATCHED	XX		RUELLIA BRITTONIANA BRITISH RUELLIA	5 GAL	XX
					RUSSELLIA EQUISETIFORMIS CORAL FOUNTAIN	5 GAL	XX
					TECOMA STANS 'GOLD STAR' YELLOW BELLS	5 GAL	XX
ACCENTS / VINES				GROUND COVER			
		SIZE	QTY			SIZE	QTY
	ALOE X. BLUE ELF BLUE ELF ALOE	5 GAL	XX		ANNUALS AS SELECTED BY SEASON	4" POTS	PER PLAN
	BOUGAINVILLEA 'B. KARST' BARBARA KARST BOUGAINVILLEA	15 GAL	XX		EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU	1 GAL	XX
	EUPHORBIA ANTISIPHILITICIA CANDELILLA	5 GAL	XX		HYMENOXYS ACAULIS ANGELITA DAISY	1 GAL @ 12" O.C.	XX
	FICUS PUMILA CREEPING FIG	5 GAL	XX		LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	XX
	HESPERALOE P. 'BRAKELIGHTS' RED HESPERALOE	5 GAL	XX		SYNTNTHETIC LAWN SOUTHWEST GREENS OR EQUAL	-	PER PLAN
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	XX		NASELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL	XX
	MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS (ALT: PURPLE FTN. GRASS)	5 GAL	XX		OLEA EUROPAEA 'LIL OLLIE' DWARF OLIVE	5 GAL	XX
	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW DEER GRASS	5 GAL	XX		ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL	XX
	PEDILANTHUS MACROCARPUS LADY'S SLIPPER	5 GAL	XX		**TRACHELOSPERMUM ASIATICUM TRAILING JASMINE	1 GAL	XX
	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL	XX		WEDELIA TRILOBATA YELLOW DOT	1 GAL	XX
				INERT MATERIALS			
		SIZE	QTY			SIZE	QTY
	DECOMPOSED GRANITE EXPRESS CARAMEL	1/2" SCREENED, 2" MIN DEPTH	PER PLAN		2" SCREENED NATIVE ROCK EXPRESS CARAMEL	3'-6" DIA	PER PLAN

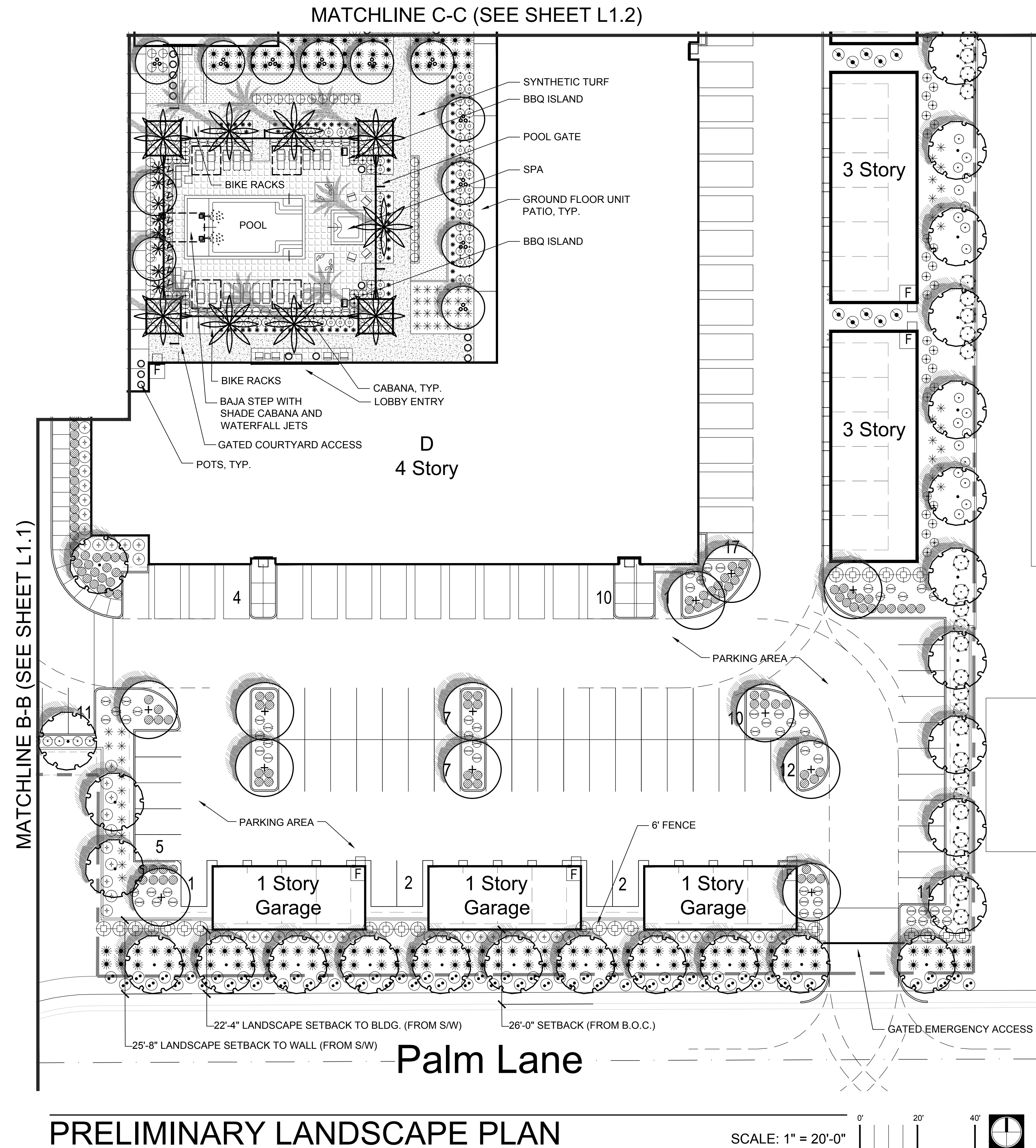
HARDSCAPE SCHEDULE

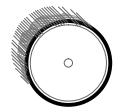

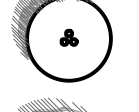
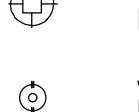

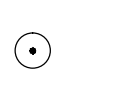
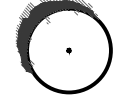
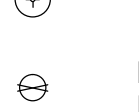

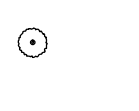
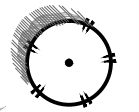



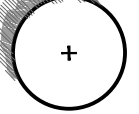








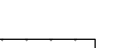













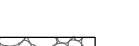
	6"x6" CONCRETE PAVER ACKER STONE OR EQUAL / COLOR: DESERT BLEND
	12"x24" CONCRETE PAVER ACKER PALAZZO OR EQUAL / COLOR: NATURAL PEWTER
	STAMPED COLORED CONCRETE COLOR AND PATTERN T.B.D.
	CONCRETE SIDEWALK / PAVING COLOR: STANDARD GRAY WITH LIGHT BROOM FINISH
	EXPOSED AGGREGATE PAVING / BANDING COLOR: STANDARD GRAY WITH 3/8" AGGREGATE

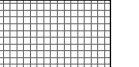
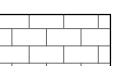
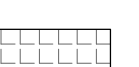


*FINAL MATERIAL SCHEDULE SHALL BE PROVIDED AT D.R.B.
SUBMITTAL AFTER RE-ZONING APPROVAL



SHEET KEY N.T.S.



PLANT SCHEDULE						* QUANTITIES ARE PRELIMINARY ** NOT PLANTED IN PUBLIC R.O.W. OR REQUIRED PLANTING AREAS					
TREES		SIZE / REMARKS	*QTY	SHRUBS		SIZE	*QTY				
	ACACIA ANEURA MULGA ACACIA	1.5" CAL. MULTI-TRUNK, MATCHED	XX		**CARISSA GRANDIFLORA 'TUTTLE' TUTTLE'S NATAL PLUM	5 GAL	XX				
	BAUHINIA CONGESTA ORCHID TREE	1.5" CAL. MULTI-TRUNK, MATCHED	XX		DODONEA VISCOSA HOPSEED BUSH	5 GAL	XX				
	CERCIDIMUM PRAECOX PALO BREA	2" CAL. MULTI-TRUNK, MATCHED	XX		JUSTICIA SPICEGIRA MEXICAN HONEYSUCKLE	5 GAL	XX				
	PISTACHIA LENTISCUS MASTIC TREE (ALT: THEVETIA / TEXAS MTN. LAUREL)	2" CAL. MULTI-TRUNK, MATCHED	XX		LEUCOPHYLLUM CANDIDUM THUNDER CLOUD SAGE	5 GAL	XX				
	ULMUS PARVIFLORA 'T. GREEN' TRUE GREEN ELM (ALT: VELVET ASH)	2" / 3.5" MIN CAL. STANDARD TRUNK, MATCHED	XX / XX		LEUCOPHYLLUM LAEVIGATUM CHIHUAHUA SAGE	5 GAL	XX				
	CAESALPINIA MEXICANA MEXICAN BIRD OF PARADISE	1.5" CAL. MULTI-TRUNK, MATCHED	XX		MYRTUS COMMUNIS DWARF MYRTLE (ALT: XYLISOMA)	5 GAL	XX				
	PHOENIX DACTYLIFERA DATE PALM (ALT: WASHINGTONIA FILIFERA)	18'-0" HT TO PINEAPPLE	XX		NERIUM OLEANDER 'P. PINK' PETITE PINK OLEANDER	5 GAL	XX				
	QUERCUS VIRGINIANA LIVE OAK	2" CAL. STANDARD, MATCHED	XX		RUELLIA BRITTONIANA BRITISH RUELLIA	5 GAL	XX				
ACCENTS / VINES		SIZE	QTY	GROUND COVER		SIZE	QTY				
	ALOE X. BLUE ELF BLUE ELF ALOE	5 GAL	XX		ANNUALS AS SELECTED BY SEASON	4" POTS	PER PLAN				
	BOUGAINVILLEA 'B. KARST' BARBARA KARST BOUGAINVILLEA	15 GAL	XX		EREMOPHILA GLABRA 'M. GOLD' OUTBACK SUNRISE EMU	1 GAL	XX				
	EUPHORBIA ANTISIPHILITICA CANDELILLA	5 GAL	XX		HYMENOXYS ACAULIS ANGELITA DAISY	1 GAL @ 12" O.C.	XX				
	FICUS PUMILA CREEPING FIG	5 GAL	XX		LANTANA 'NEW GOLD' 'NEW GOLD' LANTANA	1 GAL	XX				
	HESPERALOE P. 'BRAKELIGHTS' RED HESPERALOE	5 GAL	XX		SYNTNETHIC LAWN SOUTHWEST GREENS OR EQUAL	-	PER PLAN				
	HESPERALOE FUNIFERA GIANT HESPERALOE	5 GAL	XX		NASELLA TENUISSIMA MEXICAN FEATHER GRASS	1 GAL	XX				
	MUHLENBERGIA CAPILLARIS REGAL MIST DEER GRASS (ALT: PURPLE FTN. GRASS)	5 GAL	XX		OLEA EUROPAEA 'LIL OLLIE' DWARF OLIVE	5 GAL	XX				
	MUHLENBERGIA LINDHEIMERI AUTUMN GLOW DEER GRASS	5 GAL	XX		ROSMARINUS OFFICINALIS TRAILING ROSEMARY	1 GAL	XX				
	PEDILANTHUS MACROCARPUS LADY'S SLIPPER	5 GAL	XX		**TRACHELOSPERMUM ASIATICUM TRAILING JASMINE	1 GAL	XX				
	YUCCA PALLIDA PALE LEAF YUCCA	5 GAL	XX		WEDELIA TRILOBATA YELLOW DOT	1 GAL	XX				
				INERT MATERIALS		SIZE	QTY				
					DECOMPOSED GRANITE EXPRESS CARAMEL	1/2" SCREENED, 2" MIN DEPTH	PER PLAN				
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*FINAL MATERIAL SCHEDULE SHALL BE PROVIDED AT D.R.B. SUBMITTAL AFTER RE-ZONING APPROVAL	

